



## APPENDIX A

### TIP SHEET - TBRA

- Recipients can provide TBRA to qualified income households.
- TBRA can be used to provide rental assistance and/or security deposits. Utility deposit assistance may be provided but only in conjunction with either rental assistance or a security deposit program.
- TBRA can be paid directly to a property owner on behalf of a tenant or paid directly to the assisted tenant. It is portable, not project based. Tenants may use this assistance to rent any eligible rental unit.

### **Activity Requirements**

- Only households whose gross annual income is at or below 80% of the area median income levels can participate in a TBRA program. Additionally, 90% of the households served must have incomes at or below 60% of area median income levels. A list of area median income levels by county is available from IFA on their web site.
- The gross rent (contract rent plus utility allowance) for a participant's unit cannot exceed the jurisdiction's applicable rent standard. Rents must also meet HUD's "reasonable rent" test.
- Maximum monthly assistance is limited to the difference between the jurisdiction's applicable rent standard (fair market or contract rent, whichever is less) and 30% of the household's monthly adjusted income. The recipients must establish a minimum tenant rent contribution.
- The participant's unit must meet local housing codes and standards and Section 8 Housing Quality Standards (HQS) throughout the HOME assistance. At least one HQS inspection must be conducted each year.
- For security deposit programs, assistance may not exceed the equivalent of two month's rent for the unit.
- Leases must not contain any of HUD's prohibited lease terms (HOME Interim Rule Part 92.253). The term for providing assistance may not exceed 24 months, but may be renewed by the recipient if funds are available.

### **For More Information:**

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